

**GMP CHANGE ORDER NO. ONE FOR
GMP PHASE TWO (PARKING STRUCTURE) TO
CONSTRUCTION MANAGER AT RISK CONTRACT WITH
C.W. DRIVER, INC. FOR
NEWPORT BEACH CIVIC CENTER AND PARK**

THIS GMP CHANGE ORDER NO. ONE FOR CONSTRUCTION MANAGER AT RISK CONTRACT ("Change Order No. One"), is entered into as of this 3~~rd~~ day of September, 2010, by and between the **City of Newport Beach**, a California Municipal Corporation ("City") and **C.W. Driver, Inc.**, a California Corporation whose address is 15615 Alton Parkway, Suite 150 Irvine, California, 92618 ("CM"), and is made with reference to the following:

RECITALS:

- A. On June 7, 2010, City and Consultant entered into a Construction Manager at Risk Contract ("CM Contract") for the Newport Beach Civic Center and Park Project ("Project").
- B. City desires to enter into this Change Order No. One as contemplated in the CM Contract, Article Six, Section 6.1.9(e), to add the Design Build 450 stall parking garage and to increase the Guaranteed Maximum Price ("GMP").
- C. City and CM mutually desire to increase the Scope of Work and increase the Guaranteed Maximum Price ("GMP") as provided for herein.

NOW, THEREFORE, it is mutually agreed by and between the undersigned parties as follows:

1. SCOPE OF WORK

Article two of the CM Contract shall be supplemented to include the Scope of Work dated August 31, 2010, which is attached hereto as Exhibit '1' and incorporated herein by reference. The City may elect to delete certain tasks of the Scope of Work at its sole discretion.

2. COMPENSATION FOR CM SERVICES AND PAYMENT

Article six, Section 6.1.1 of the CM Contract shall be amended to increase the GMP to **Twenty-One Million, Nine Hundred Thirty-Two Thousand, Five Hundred Forty-Seven Dollars and no/100 (\$21,932,547.00)**.

3. INTEGRATED CONTRACT

Except as expressly modified herein, all other provisions, terms, and covenants set forth in the CM Contract shall remain unchanged and shall be in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this GMP Change Order No. One on the dates written below.

**APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY**

Date: 9/31/10

By: [Signature]

Leonie Mulvihill
Assistant City Attorney

*YSA
9/31*

**CITY OF NEWPORT BEACH,
A California municipal corporation**

Date: _____

By: [Signature]

Keith D. Curry, Mayor

ATTEST:

Date: 10/19/2010

By: [Signature]

Leilani I. Brown
City Clerk



**CONSULTANT: C.W. DRIVER, INC., a
California corporation**

Date: 10/14/10

By: [Signature]

Dana Roberts,
President and Chief Executive Officer

Date: _____

By: _____

Bessie Kouvara,
Chief Financial Officer

Attachment: Exhibit 1 – Guaranteed Maximum Price Phase 2, Parking Structure

EXHIBIT 1

August 31, 2010

Mr. Stephen G. Badum
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92658

**Re: Newport Beach Civic Center and Park Project Guaranteed Maximum Price (GMP)
Phase II – Design/Build Parking Structure**

Dear Stephen,

C.W. Driver is pleased to submit our Guaranteed Maximum Price Proposal (GMP) for the Design/Build Parking Structure phase of the Newport Beach Civic Center and Park Project.

For clarification of our proposed services, please see the attached documents. The total Phase II Proposal for these services are as follows:

| <u>Item</u> | <u>Description</u> | <u>Total</u> |
|-------------|---|--------------------|
| I | Phase II – Design/Build Parking Structure* | \$7,057,636 |
| II | General Liability Insurance (0.91%) | \$64,224 |
| III | Construction Management Fee (3.25%) | \$231,460 |
| IV | Direct Expenses Allowance for Project Bond (1.0%) | \$73,533 |
| | TOTAL PHASE II | \$7,426,853 |

*Includes Contractor Construction Contingency

The GMP for this work is based upon the initial design identified in the 100% DD Garage Bridging Documents and Specification provided by Bohlin, Cywinski, Jackson (BCJ) dated March 12, 2010. However, the finalized design and scope of work for the Parking Structure will be reflected in Bomel's Design-Build Construction Drawings.

Phase II Proposal Qualifications:

1. This scope includes all vertical surveying of the Parking Structure by Bomel Construction.
2. All Underground Utilities related to the parking structure shall be installed within 5-feet of the building perimeter. Final connections to be made by the Phase III Underground Utility Contractor.
3. A sub-surface drainage system (SSSD) will be installed in lieu of any slab-on-grade waterproofing. This system consist of a 4-inch PVC main drain pipe with various branch lines extending from the main drain line, located under the East ramp (from gridline 13 to 26 between B and C lines) and connects into the sanitary sewer line at the South end of the garage.



4. This scope includes a total of one (1) sand/oil interceptor.
5. This scope includes sacking of the exterior concrete structure as required.
6. All exterior and interior car barrier cables and supports shall be galvanized steel cables.
7. All stairs shall receive stainless steel cable guardrails, handrails and posts. Additionally, all stair treads and landings shall be concrete pan filled. We have included an allowance of \$45,900 for stone cladding of the stair treads and landings if desired by the City.
8. This parking structure is designed without any expansion joints.
9. This scope includes painting of the permanent shoring wall (for the area covered by the parking structure) and all ceilings and vertical surfaces of the Parking Structure in accordance with the 100% DD Project Specification section 09 91 13-1.
10. This scope of work shall provide the Security System infrastructure only; all related Security Equipment, conductors and associated appurtenances shall be provided by the City or included in Phase III.
11. Four (4) 36-inch tall by 6-inch thick cast-in-place concrete planter boxes are included at the ground floor light wells along gridline C. This scope includes the necessary waterproofing, electrical conduit and conductors for a single up-light in each planter box, a ¾-inch irrigation line and one (1) drainage line to service the landscaping (landscaping to be installed by Phase III Contractor).
12. This scope includes the electrical infrastructure and conductors for the landscaping irrigation controller; however the procurement and installation of this irrigation controller shall be by the City or included in Phase III. Vertical conduit shall be surface mounted to the face of the retaining wall.
13. This scope shall include six (6) 110v duplex receptacles along gridline A for use in the Civic Green area.
14. This scope shall include a 100-amp electrical service (comprised of two (2) 50-amp services) including two (2) electrical outlets installed at gridline A/25 to service the future power needs at the Civic Green area.
15. This scope includes an allowance of \$2,000 to furnish and install four (4) light fixtures at the 2nd floor of the Parking Structure that will provide the minimum code required illumination at the entrance/exit walking paths leading into the Civic Green area. (All conduit and conductors are included in the base scope).
16. This scope includes an allowance of \$265,000 to provide a vertical aluminum screen system on the North and South elevations of the Parking Structure.
17. We have included a total of ten (10) galvanized angle corner guards throughout the Parking Structure.
18. This scope includes all Code required Signage, however all way-finding signage and graphics is specifically excluded.

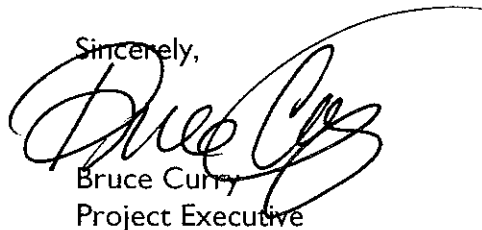
Phase II Proposal Exclusions:

1. Program management and preconstruction services
2. Monthly site and office utility usage costs
3. Project night watchman
4. Materials, soils testing and inspection
5. Shuttle services for trades and temporary parking costs
6. Scope changes requested by others
7. Unknown subsurface conditions
8. Building permit and plan check fees
9. Utility company and connection fees
10. Subsequent construction phases and scope of work not addressed by the design/build parking garage bridging documents
11. Temporary access roads for emergency use vehicles
12. Planting and landscaping
13. Fine grading
14. Sandblast finish of the exterior concrete surfaces
15. Sacking of interior surfaces is excluded except in areas of rock pockets
16. Pedestrian, parking control equipment and all infrastructure required
17. Emergency generators, associated infrastructure and appurtenances
18. Any concrete deck coatings or concrete sealers
19. Concrete parking bumpers
20. Fire sprinkler pump and any supporting infrastructure

Please note that we are committed to the total success of this project and look forward to continuing our relationship with the City of Newport Beach and the Design Team.

Please feel free to call, should you have any questions.

Sincerely,



Bruce Curry
Project Executive

August 31, 2010
Newport Beach Civic Center and Park Project Guaranteed Maximum Price (GMP)
Phase II – Design/Build Parking Structure

cc: Robert Shafer, CWD
Andy Feth, CWD
David Edwards, CWD
William Hahn, CWD
Rimma Gutnik, CWD

Attachments Include:

- Exhibit A – Drawing List for the 100% DD Garage Bridging Documents
- Trade Package Summary – Scope Analysis
- Contractor Scoring Sheets

EXHIBIT "A"
CONTRACT DOCUMENT LISTING
NEWPORT BEACH CITY HALL AND PARK PROJECT
MAY 26, 2010
ADDENDUM #1

THE LISTING BELOW COMPRISES ALL OF THE DOCUMENTS INCLUDED UNDER THIS CONTRACT. UNLESS OTHERWISE NOTED, ALL DOCUMENTS ARE AS PREPARED BY BOHLIN, CYWINSKI, JACKSON.

DRAWINGS

| SHEET | PREPARED BY | ORIGINAL ISSUE DATE | LATEST REV DATE |
|----------|---------------------------|------------------------|--------------------|
| CSI | Bohlin, Cywinski, Jackson | 1/29/2010 | 3/17/2010 |
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| L8.19 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| L8.20 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| L8.21 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| L8.22 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| L8.23 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| L8.24 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| L8.25 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| L9.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| L9.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| L9.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| L9.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| L10.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| L10.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| L10.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| L10.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.05 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.05b | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.06 | Bohlin, Cywinski, Jackson | 2/18/2010 | |

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| A1.06b | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.07 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.07b | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.08 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.08b | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.09 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.10 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.11 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.12 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.13 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.14 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.15 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.21 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A1.31 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A2.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A2.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A2.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A2.21 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A3.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A3.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A3.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A3.21 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A4.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| A4.21 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A5.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A5.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A5.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A5.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A5.05 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A5.10 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A5.11 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A5.21 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A6.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| A6.02b | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A6.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A6.31 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A7.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A7.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A7.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |

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| A7.05 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A7.21 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| A9.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A9.11 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A9.12 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A9.13 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A9.51 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A9.52 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| A9.61 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| S0.21 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S1.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S1.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S1.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S1.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S1.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S1.05 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S1.06 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S1.07 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| S1.09 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S1.10 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S1.11 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S1.12 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S1.21 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S1.22 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S1.31 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| S2.12 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S2.13 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S2.14 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S2.21 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S2.31 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S3.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S3.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S3.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |

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| S5.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S5.05 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S5.06 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S5.07 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S5.08 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S5.09 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| S5.11 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| S5.16 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| M0.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M0.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M0.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| M1.05 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M1.05U | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M1.06 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M1.06U | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M1.07 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| M1.08 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M1.08U | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M1.09 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M1.10 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M2.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M3.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M3.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M3.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M3.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M3.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M4.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |

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| M4.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M4.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M4.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M5.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M5.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M5.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M6.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| M6.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E0.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E1.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E2.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E2.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E2.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E2.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E2.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E2.05 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E2.06 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E2.07 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E2.11 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E2.12 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E2.13 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E3.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E3.10 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E3.11 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E3.20 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E3.21 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E3.30 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E3.31 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| E4.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E4.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E5.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E5.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E5.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| E7.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| P0.0 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| P0.1 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| P1.0 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| P1.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| P1.04U | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| P1.05 | Bohlin, Cywinski, Jackson | 2/18/2010 | |

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| PI.06 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| PI.06U | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| PI.07 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| PI.08 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| P3.10 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| P5.1 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| P5.2 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| P5.3 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| FPI.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| FPI.05 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| FPI.06 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| T1.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| T1.07 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| T1.08 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| T4.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| T4.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| T4.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| T4.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| T4.07 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| T4.08 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| T4.09 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| T5.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| T5.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| TY0.10 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| TY1.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| TY1.06 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| TY1.07 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| TY1.08 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| TY1.09 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| TY1.10 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| TY1.11 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| EVI.05 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| EVI.06 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| EVI.08 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| EV2.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| RBI.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| RBI.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| RD1.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| RD1.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| RD1.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| RD2.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| RI.06 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R2.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R2.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R3.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R3.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R3.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R4.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R5.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R5.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R5.11 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R5.20 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R6.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R7.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R9.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R9.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| R9.51 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R9.52 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| R9.61 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| SRI.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| SRI.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| SRI.04 | Bohlin, Cywinski, Jackson | 2/18/2010 | |

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| SR2.52 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| SR5.51 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| MR0.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| MR0.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| MR0.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| MR1.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| MR1.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| MR1.03 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| MR2.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| MR3.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| MR4.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| MR4.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| MR4.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| MR5.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| MR6.00 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| MR6.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| ER2.11 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| ER3.10 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| PRI.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
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| TRI.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| TR4.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| TYR1.01 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| TYR1.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |
| EVRI.02 | Bohlin, Cywinski, Jackson | 2/18/2010 | |

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SPECIFICATION MANUAL

Project Specification Manual prepared by Bohlin, Cywinski, Jackson dated February 18, 2010 entitled 100% Design Development Submission divisions 01 through 33 inclusive.

SOILS REPORT

Soils Report prepared by Leighton Consulting dated April 2, 2010 entitled Geotechnical Engineering Exploration Report for the Newport Beach Civic Center and Park, City of Newport Beach, California.

ADDENDA

Addenda Prepared by Bohlin, Cywinski, Jackson as follows:

- Addenda Number 1 dated March 31, 2010.

INSTRUCTIONS TO BIDDERS

Project instructions to bidders prepared by C.W. Driver that was issued with the formal Request for Proposals (RFP) on May 3rd, 2010.

Newport Beach Civic Center and Park

Printed: 8/27/10 5:16 PM
 27-Aug-10
C.W. Driver
 BUILDERS SINCE 1919
 #08101
 Square Feet: 150,000
 Months On-Site: 9.0
 Includes Addenda: N/A
 Estimator: RDS, RG, MW,

Newport Beach

C. W. DRIVER
 ESTIMATE SUMMARY
 August 26, 2010

| Addenda | | Seq | Description | Notes | Total | Parking Structure | Fiber Optic Cable Relocation | Mock up | Percent | Cost per Sqft |
|---------|---|-----|------------------------------------|-------|------------------|-------------------|------------------------------|---------------|---------------|----------------|
| * No. | | | | | | | | | | |
| * | # | 1 | Special Gen. Conditions | | | | | | | |
| | # | 2 | Fiber-optic Cable Relocation | | 42,630 | | 42,630 | | 0.6% | \$0.28 |
| | # | 3 | Post-Tensioned Concrete - Garage | | 6,637,858 | 6,637,858 | | | 89.4% | \$44.25 |
| | # | 4 | Mock up | | 41,070 | | | 41,070 | 0.6% | \$0.27 |
| | # | 5 | [Cut/Add Trade] | | | | | | | |
| | | | ***End Of Summary - Do Not Edit*** | | | | | | | |
| | | | SUBTOTAL | | 6,721,558 | 6,637,858 | 42,630 | 41,070 | 90.5% | \$44.81 |
| | # | 6 | Contingency | 5.00% | 336,078 | 331,893 | 2,131 | 2,054 | 4.5% | \$2.24 |
| | # | 7 | Escalation | | | | | | | |
| | # | 8 | Sub Bonds | | | | | | | |
| | # | 9 | Preconstruction | | | | | | | |
| | # | 10 | General Conditions | | | | | | | |
| | # | 11 | Permits & Special Insur. | | | | | | | |
| | # | 12 | Data Processing | | | | | | | |
| | # | 13 | Liability Insurance | 0.91% | 64,224 | 63,425 | 407 | 392 | 0.9% | \$0.43 |
| | # | 14 | Overhead & Fee | 3.25% | 231,460 | 228,578 | 1,468 | 1,414 | 3.1% | \$1.54 |
| | # | 15 | Prime Bond | 1.00% | 73,533 | 72,618 | 466 | 449 | 1.0% | \$0.49 |
| | | | Total Estimate | | 7,426,854 | 7,334,371 | 47,103 | 45,379 | 100.0% | \$49.51 |

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▼ **SCOPE AND PRICING SHEETS**

8/26/2010

August 26, 2010

| * Budget# | Description/Scope of Work | Quantity | Unit | Cost/Unit | Total |
|--|---------------------------|----------|------|-----------|-------|
| * SUB-01000-S | 1 Special Gen. Conditions | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| * | <u>Alternates</u> | | | | |
| | | | | | |
| | | | | | |
| Grand Total Special Gen. Conditions | | | | | |

| | | | | | |
|---------------|---|-----|------|-----------|--------|
| * SUB-02790-S | 2 Fiber-optic Cable Relocation | | | | |
| | | | | | |
| | Base Bid | 1.0 | Isum | 33,500.00 | 33,500 |
| | Verify existing utilities | | | included | |
| | Trace existing Fiber optics wire | | | included | |
| | Trenching - at a minimum depth of 36" from the existing pull box | | | included | |
| | Excavate a new trench from the new pull box to the loading dock | | | included | |
| | Two (2) new 2 1/2" schedule 80 PVC pipes | | | included | |
| | New 2 1/2" conduits will run to connect to two (2) new 36x36 NEMA 3R boxes | | | included | |
| | Remove pull boxes as specified | | | included | |
| | Install a new pull box (6E) at the East side of the delivery drive | | | included | |
| | New 36x36 NEMA 3R boxes (keyed locks) - 2 each | | | included | |
| | Overhead run conduits from the box at the back side of the exterior wall of the Library (EMT) | | | included | |
| | Install microducts as specified | | | included | |
| | Penetrate through the existing back wall of the Library, into the back room off of the loading dock and approximately 75 ft into the computer room in the back of the Library on the 1st floor. | | | included | |
| | Disconnect the existing fiber and pull all the way back to the existing site pull box at the end of side walk | | | included | |
| | Additional cable for slack as noted on plans | | | included | |

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▼ **SCOPE AND PRICING SHEETS**

8/26/2010

August 26, 2010

| * Budget# | Description/Scope of Work | Quantity | Unit | Cost/Unit | Total |
|-----------|---|----------|------|-----------|--------|
| | | | | | |
| | Grand Total Fiber-optic Cable Relocation | | | | 42,630 |

| | | | | | |
|--------------------|---|-----|------|--------------|-----------|
| SUB-03365-S | J. Post-Tensioned Concrete - Garage | | | | |
| | Garage - design built | 1.0 | Isun | 4,988,000.00 | 4,988,000 |
| | General conditions | | | included | |
| | Design/build preconstruction | | | included | |
| | Architects' functional design | | | included | |
| | Structural engineering design | | | included | |
| | Mech, elect, plumbing design | | | included | |
| 02200 | Site preparation /Fine grade | | | included | |
| 02900 | Planting /landscape/irrigation - | | | see below | |
| 03200 | Concrete reinforcement , incl post tension | | | Included | |
| 03300 | Cast-in-place concrete | | | Included | |
| 04200 | Masonry with rebar | | | Included | |
| 05000 | Cable rail - stainless steel at stairs | | | Included | |
| 00550 | Metal stairs / misc bollards, embeds, mesh partitions | | | Included | |
| 05800 | Expansion control / deck | | | not included | |
| 06000 | Wood & plastics | | | n/a | |
| 07500 | Roofing (at elevator) | | | Included | |
| 07100 | Damp proofing & waterproofing at elevator pit | | | Included | |
| 07600 | Flashing & sheet metal | | | Included | |
| 08100 | Metal doors & frames | | | Included | |
| 09500 | Striping | | | Included | |
| 09800 | Wall finishes / facade treatment | | | see below | |
| 09900 | Paints & coatings | | | Included | |
| 10200 | Louvers & vents | | | Included | |
| 10240 | Grilles & screens - alum fins / trellises | | | not included | |
| 10400 | Signage per code (excludes way-finding graphics) | | | Included | |
| 10450 | Pedestrian control devices | | | not included | |
| 10520 | Fire protection specialties /extinguishers | | | Included | |
| 11150 | Parking control equip | | | not included | |
| 12200 | Furnishings | | | not included | |
| 13700 | Security access & surveillance | | | conduit only | |
| 14200 | Elevators | | | Included | |
| 15300 | Fire protection piping / excludes booster pump | | | Included | |
| 15400 | Plumbing, fixtures & equip/clarifier | | | Included | |
| 15700 | HVAC/ventilation | | | Included | |
| 16000 | Electrical | | | Included | |

▼ **SCOPE AND PRICING SHEETS**

8/26/2010

August 26, 2010

| * Budget# | Description/Scope of Work | Quantity | Unit | Cost/Unit | Total |
|-----------|--|-----------|-------|--------------|----------|
| | Contingency | | | | |
| | Bonds & certificates | | | included | |
| | G&A/insurance | | | | |
| | Fee | | | included | |
| | Increase parking structure length to meet bridging documents | 1.0 | Isum | 367,000.00 | 367,000 |
| | HVAC/ventilation | 1.0 | Isum | 360,000.00 | 360,000 |
| | Add for CO monitoring system | 1.0 | Isum | 36,566.00 | 36,566 |
| | Three (3) Electric Vehicle Charging Stations (for service to 6 cars) | 1.0 | Isum | 25,000.00 | 25,000 |
| | Painting all vertical surfaces (interior and exterior) | 1.0 | Isum | 52,000.00 | 52,000 |
| | Additional Allowance to paint | 1.0 | Isum | 75,000.00 | 75,000 |
| | (1) 320 Gal. Sand-Oil interceptor | 1.0 | | included | |
| | Four (4) planter boxes at gridline C | 1.0 | Isum | 30,876.00 | 30,876 |
| | Electrical power provisions at irrigation controller at MacArthur | 1.0 | Isum | 2,120.00 | 2,120 |
| | Six (6) electrical outlets along gridline A | 1.0 | Isum | 3,625.00 | 3,625 |
| | 100-amp service to civic green area - provided at gridline A/25 | 1.0 | Isum | 5,067.00 | 5,067 |
| | Gap cover at the retaining wall | 428.0 | Inft | 45.00 | 19,260 |
| | Aluminum angle fin screens | 1.0 | Isum | 265,000.00 | 265,000 |
| | 2 interior "shear" walls and concrete walls at light wells | 1.0 | Isum | 89,688.00 | 89,688 |
| | 4 down lights at 2nd level for entry/exit pathway lighting | 1.0 | Isum | 4,536.00 | 4,536 |
| | Allowance for exterior stair tread stone cladding | 36.0 | each | 1,275.00 | 45,900 |
| | Allowance for crack mitigation | 155,033.0 | sqft | 1.00 | 155,033 |
| | Shaft and flue for the generator. | 1.0 | | next phase | |
| | Barrier Cable Galvanized 12 rows | 2,932.6 | Inft | (17.04) | (49,972) |
| | Barrier Cable Stainless steel - double the cost | 2,932.6 | Inft | 34.80 | 102,054 |
| | Backfill soil | 1,636.0 | cuyds | 14.00 | 22,904 |
| | Zinc Clad composite wall panels at elevator shaft | | | included | |
| | Light Sandblast | | | not included | |
| | Patching of post tension pockets | | | Included | |
| | 50% fly ash | | | not included | |
| | Connector Drain at the retaining wall | 420.0 | Inft | 65.00 | 27,300 |

8/26/2010

August 26, 2010

| * Budget# | Description/Scope of Work | Quantity Unit | Cost/Unit | Total |
|-----------|--|---------------|-----------|-----------|
| | | | | |
| | | | | |
| | Plant bamboo | | | |
| | Top soil for planters | 53.3 cuysd | 45.00 | 2,400 |
| | Irrigation | 1.0 allow | 2,500.00 | 2,500 |
| | Bamboo | 4.0 each | 1,500.00 | 6,000 |
| | | | | |
| | | | | |
| | | | | 6,637,858 |
| * | Alternates | | | |
| | | | | |
| | | | | |
| | Grand Total Post-Tensioned Concrete - Garag | | | 6,637,858 |
| | | | | |
| * | 4 Mock up | | | |
| | | | | |
| | Atomic Ant - turnkey mock up | 1.0 lsum | 38,570.00 | 38,570 |
| | Rental Expense | 1.0 lsum | 2,500.00 | 2,500 |
| | | | | |
| | | | | |
| | | | | 41,070 |
| * | Alternates | | | |
| | | | | |
| | | | | |
| | Grand Total Mock up | | | 41,070 |
| | | | | |
| * | 5 [Cut/Add Trade] | | | |
| | Base Bid | | | |
| | | | | |
| | | | | |
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| | | | | |
| | | | | |
| | | | | |
| * | Alternates | | | |
| | | | | |
| | | | | |

**Newport Beach Civic Center and Park Project - Design-Build Parking Structure
Bid Analysis**

Bid Date: 6/21/10
Trade: Design-Build Parking Structure
Prev Wg: Yes

SUBCONTRACTOR:
CONTACT:
PHONE NUMBER:
E-MAIL:

C.W.Driver
BUILDERS SINCE 1919

| SUBCONTRACTOR: | | Bomel Construction | | McCarthy Builders | | ARB Structures | |
|--|--|---------------------------------|------------------------|-----------------------|------------------------|-------------------|----------------------|
| CONTACT: | | Derral McGinnis | | Al Carrol | | David Grant | |
| PHONE NUMBER: | | 714-921-1660 | | 949-851-8383 | | 949-454-7118 | |
| E-MAIL: | | DMcGinnis@bomelconstruction.com | | acarroll@mccarthy.com | | dgrant@arbinc.com | |
| BASE BID: | | 4,283,000 | | 6,283,000 | | 6,498,348 | |
| Additions to base bid scope | | | | | | | |
| Increase parking structure length to meet bridging documents | | 352,000 | Add for extra length | 0 | Included in base bid | 0 | Included in base bid |
| Slab-on-grade waterproofing | | 217,000 | Add for waterproofing | 0 | Included in base bid | 0 | Included in base bid |
| Mechanical ventilation throughout the structure | | 360,000 | Add for ventilation | 0 | Included in base bid | 0 | Included in base bid |
| Add for concrete walls at light wells | | 51,000 | Add for concrete walls | 80,000 | Add for concrete walls | 0 | Included in base bid |
| McCarthy Alternate: Add for aluminum panels at light wells | | 0 | Not applicable | 80,000 | Alt to concrete walls | 0 | Not applicable |
| Add for concrete walls at exterior stairs (G & F) | | 27,000 | Add for concrete walls | 0 | Included in base bid | 0 | Included in base bid |
| Surface mount barrier cables at columns | | 0 | Included in base bid | 0 | Included in base bid | 0 | Included in base bid |
| Sieve barrier cables through columns | | 0 | Included in base bid | 0 | Included in base bid | 78,000 | Add to sleeve cables |
| Pull shear walls back from drive bays for better line of sight | | 0 | Included in base bid | (16,000) | Deduct | 0 | Included in base bid |
| Expansion joint needed? | | 0 | Not required by design | 0 | Not required by design | 0 | Included in base bid |
| Add for CO monitoring system | | 30,000 | Estimate | 30,000 | Estimate | 30,000 | Estimate |
| Subtotal: | | 6,025,000 | | 6,377,000 | | 6,606,348 | |

| | | | | | | | |
|-------------------------------------|--|--------------------|-------|-------------------|-------|------------------|-------|
| Add Alternates per Exhibit C | | Bomel Construction | | McCarthy Builders | | ARB Structures | |
| No. 1 | Aluminum 2x10 angle (in screens) | 265,000 | Notes | Price | Notes | Price | Notes |
| No. 2 | Three (3) Electric Vehicle Charging Stations | 25,000 | | 199,000 | | 184,998 | |
| No. 3 | Painting all vertical surfaces | 52,000 | | 24,000 | | 26,396 | |
| No. 4 | Green Screen at West Elevation | 344,000 | | 113,000 | | 76,619 | |
| Total with Alternates: | | 6,711,000 | | 238,000 | | 393,650 | |
| | | | | 6,951,000 | | 7,288,011 | |

| | | | | | | | |
|--------------------------------|------------|--------------------|--|-------------------|--|----------------|--|
| Overall Point Breakdown | | Bomel Construction | | McCarthy Builders | | ARB Structures | |
| Points Possible | | | | | | | |
| Overall Price | 70 | 70 | | 68 | | 63 | |
| Schematic Design | 15 | 14 | | 14 | | 14 | |
| Schedule | 10 | 8 | | 8 | | 8 | |
| Safety Program | 5 | 5 | | 5 | | 5 | |
| Total Points: | 100 | 97 | | 95 | | 90 | |

Newport Beach Civic Center and Park Project - Council Chamber's Mock-Up

Bid Analysis

Bid Date: 6/29/10
Trade: Carpentry

| SUBCONTRACTOR: CONTACT: PHONE NUMBER: E-MAIL: | Atomic Ant Models Alberto Dose 818.804.0023 | Day Star Industries Christine Robertson 562.926.8800 | Montbleau & Assoc Andrew Hoxsey 619.263.5550 | SMI Architectural Larry Grim 714.567.0112 | Arrowwoods Works, Inc. Paul Bearss 909.946.4351 | Superior Wall Systems Bob Krinsky (714) 278-0000 DRYWALL ONLY |
|--|--|--|--|---|---|--|
| Bid Package Scope - Addendum #1 | \$40,350 | \$49,839 | \$77,443 | \$105,140 | \$110,227 | \$17,714 |
| Breakdown | | | | | | |
| - Protection of Walls and Floors | | | | | | |
| - Floors | 40 years foreman and 5 set builders | | | | | |
| - Walls | 6 mil black plastic & tape w/ 1/8" tempered hardboard | \$8,043 | \$9,562 | | Excludes Dust | |
| - Casework | black plastic - putting hooks in ceiling with caulk | | Visqueen | | Foam pad & plywood | |
| - Staff Desk | 1/2" & 1/4" ply and 2x3 | \$13,768 | \$29,825 | | Included | |
| - Dias | 1/2" & 1/4" ply and 2x3 | | Included | Included | | |
| - Podiums | 1/2" plywood and 2x3 | | Included | Included | | |
| - Walls | 1x4x12 for frame and 1/4 ply | \$7,271 | \$12,798 | 14" ply | Excluded | \$13,936 |
| - Paint blue window | | | Included | Included | | |
| - Props & Screen | Included | \$2,638 | \$2,390 | | Included | |
| - Microphones | Included | | Included | Included | | |
| - Monitors | Vacuum Formed | 15 | | 7 | | |
| - Laptops | Vacuum Formed | 13 | Included 16 | | | |
| - Screen | 2x2 with canvas | 1 | Included 2x4 frame with ??? | | | |
| - Elevated Platform | 3/4" plywood, 2x12 & 2x4 | \$8,451 | \$6,778 | Included | Included | |
| - Railings | 2" PVC and connectors | Free | \$2,126 | Visqueen | Included | |
| - Demo | Not able to break out | Because we can use PVC | \$5,361 | plexiglass \$1,150 | \$4,413 | \$3,278 |
| - Cleaning & Remodel Hours | | | | | | |
| - Cleaning (20 hrs) | Included | \$5,928 | \$8,103 | | Included | |
| - Remodel (60 hrs) | Included | | | \$2,270 | | |
| - Labor Rate | \$50.00 | \$98.80 | \$136.05 | \$75.00 | ??? | \$0.00 |
| - Room Prep and Protection | Included | | | | | |
| - Chairs for Staff and Audience | \$500 | \$500 | \$500 | \$500 | \$500 | \$500 |
| All Insurance and Contract Req'ts | Included | Included | Included | Included | Included | Included |
| Alt Add for Taped Convex Walls | | | | | | 4588 |
| Alt Add for Leve 4 Finish over Drywall | | | | | | 2809 |